Save Your Summer Rent

One season's rent will secure a bungalow, four seasons' rent will probably PAY FOR SAME IN FULL

POSITIVE AUCTION SALE

By order of IRVING T. BUSH, ESQ., of all the balance of his extensive Long Beach holdings

In the Popular Westholme Section of

New York's Greatest Seashore Suburb 17 MODERN BUNGALOWS

143 BUNGALOW PLOTS Near Ocean and Famous Boardwalk

AT TWO P. M. ON THE PREMISES, RAIN OR SHINE, UNDER SPACIOUS TENT THIS SATURDAY, MAY 21st,

SEWERS, WATER AND GAS MAINS, ELECTRIC LIGHT, CONORETE SIDEWALKS, ETC. AMPLE RESTRICTIONS TO PROTECT PURCHASERS

SMALL MONTHLY PAYMENTS

On the Bungalows only 20% Cash will be required. TITLES INSURED BY THE TITLE GUARANTEE & TRUST CO.
WITHOUT EXPENSE TO BUYERS

CALL, SEND OR THE LEPHONE FOR MAPS AND PARTICULARS

JERE JOHNSON Jr. CO. 193 Montague St., Brooklyn Telephone: Main 1238



CONVENIENT TRAINS on Saturday leave Penn. Station, 33d St. and 7th Ave

Buy HOME-SITES at Your OWN Price 8 P. M. TO-NIGHT 8 P. M.

At the Brooklyn Real Estate Exchange, 189 Montague St.

Absolute Liquidation Sale 66 BROOKLYN LOTS

Located on Fort Hamilton Ave., 6th & 7th Aves., & 81st & 82nd Streets. Vacant plot S. S. Prospect Place, bet. Rochester & Buffalo Aves.

Vacant plot Cor. Atlantic Ave. and Grant Ave.

BRYAN L. KENNELLY, Inc. TEL. CORT. 1547 149 BROADWAY, N. Y. C.

CITY REAL ESTATE.

CITY REAL ESTATE.

Brenton H. Collins, Esq. Is 92 Years of Age He Lives In London, England

Three Subway Stations at Property

He Owns 160 Lots

Queens Boulevard "New" Long Island City 11 minutes from 42d St. On New York's Two (5c Fare) Subways, with



has been commissioned to sell these lots at absolute auction for whatever they may bring next Saturday.

Above 59th St .- 5th Av. to North River.

Borough of Brooklyn-Sale or Rent.

WEST SIDE DWELLINGS

FOR SALE \$18,000 S-STORY HIGH STOOP. 17x55x100.8%, near sub-way and clevated stations. Land value. Excellent purchase.

\$23,500 3-STORY HIGH STOOP, beautiful condition, now decorations and electric fixtures. Convenient to transit lines. Terms to \$27,000 4-STORY HIGH STOOP. in the Seventies, 3 baths, electric light; one of the cheapest houses being of-fered. Very easy terms.

\$30,000 UNIQUE 3-STORY HIGH STOOP, converted into apartments, one duplex for owner's occupancy; remainder produces suf-ficient revenue to pay all carrying charges. 38,000 cash necessary.

\$32,000 cash necessary.
\$32,000 4-STORY HIGH STOOF,
20x100, in the Seventies;
good order; occupied by
owner; three hatus, electric light, A cheap house,
\$10,000 cash. \$35,000 SITUATED ON BEST portion of West End.
Ave. one block from subway station. 34-story high stoop, 19x100, bath extension, 3 baths: an especially desirable house.
Mortgage to suit.

\$42,500 IN THE SEVENTIES rations. 3 baths. To

\$55,000 NEAR RIVERSIDE DR., in the Seventies, beautiful condition throughout, 22x100; excellent plumb-ing, electric fixtures and decorations. Terms.

FULL PARTICULARS **SLAWSON&HOBBS** 162 W. 72d St. Tel. Columbus 7240

JUST COMPLETED

GREAT HOUSE BARGAIN

Owner sacrifices beautiful house, brick verands, stean heat, electricity, fine fixtures, parquetry, tile, bath, artistic decorations. Garage space, Near subway and elevated, \$1,290 cash, \$70 monthly. Tax ex-PHONE MIDWOOD 7288. A. J. Waldron, Homes & investment proper-

FLATBUSH Homes, 1521 Corteivou Road, Geo. W. Egbert, Tel. 14 Flat. Borough of Queens-Sale or Rent.

TAX EXEMPT.

Stenberg Bros. one family cottages at Richmond Hill South, 49,200 up; Fulton st. "L" to Greenwood av. station, Greenwood stairway. Tel. Richmond Hill 3058-4118-6035.

HOUSES & LOTS SEETH-MURRAY CO., REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent. NORTH SHORE

Best Properties for Sale and Leave. WHEATLEY HILLS REAL ESTATE CORPORATION, 85 Liberty St., N. Y. Cort. 4657.

BAY SHORE 3 Room Bungalow. Terms. Also 1 acre, 6 room house, \$5,000. J. WEHN. Phone 624-W Bay Shore. Bungalow For Sale-Six rooms, overlook in Great South Bay completely furnished, \$4.200. Terms, Lease at \$650 J. WEIIN. Phone 624-W Bay Shore.

Bay Shore Condy and stationery business, with five room apartment; improvements, with property, \$9,000; part cash, J. WEHN. Phone 624-W Bay Shore.

GREAT NECK, L. I. HOMES & Acreage. Houses Along the Great South Bay. JEREMIAH ROBBINS, Babylon, L. I. Tel. 22.

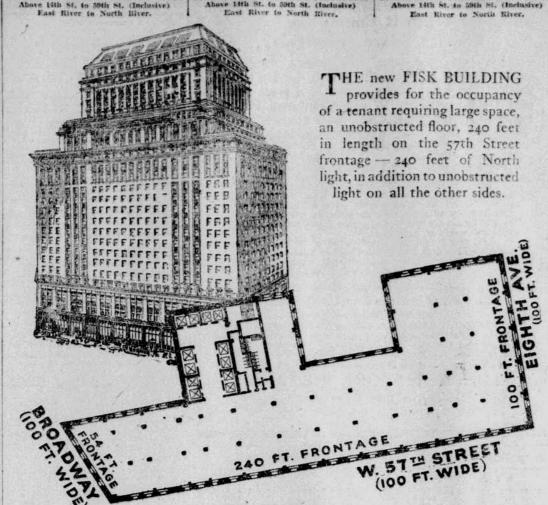
AT SCARSDALE.

240th St. & Katonah Ave. PON REALTY COMPANY, 51 E. 42d St., N. Y.

Bucke Stone Stare

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive)



It will pay you to study this unusual floor plan

of the New 25-Story

FISK BUILDING

57th Street and Broadway

DESIGNED to house the Executive Offices of high-class business concerns, this great structure is equipped with every modern device for the comfort and convenience of tenants, including Twelve Passenger Elevators centrally located in the building.

Among its many unique features, one of the most important is the nearness of all floor space to windows-a factor which will contribute to the allround efficiency of your entire office force.

OFFICES - STORES - FLOORS

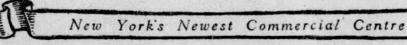
Occupancy October 1st

Ready For Inspection. Representative On Premises,

FRED T. LEY & COMPANY CARRERE and HASTINGS, Architect SHREVE, LAMB and BLAKE, Associated

CROSS & BROWN CO.

18 East 41st Street Murray Hill 7100





Locational

Advantages:

FIFTY-SEVENTH STREET

—the logical continuation of Fifth Avenue — the "Bond Street" and the "Rue de la Paix" of America—the only wide thor-oughfare below 72d Street, free of car trackage—the main auto-mobile artery between East and West sives, and from the Queens-boro Bridge.

THE FISK BUILDING -

within 400 to 900 feet of Inter-boro and B. R. T. Subway Stations and Elevated Lines; Fifth Ave. Buses, Broadway and Eighth Ave. Surface Cars pass

-WANTED-28 Young Married Con HARMON-ON-HUDSON

Next Sunday Morning Many of the young couples who visited HARMON last summer are now building their homes there FOURTEEN new bungalows and houses are now under construction. Pians out for many more. Are you going to continue paying rent forever?

going to continue paying rent lorever et.
Let us tell an all about HARMON.
Call, phone or write for our illustrated
booklet, which will show you views of
the houses and tell you all about this
wonderful development.
One hundred trains daily.
Harmon Station on the property.
The Hudson River on one side.
The picturesque Croton on the
other side.
Bungalow altes \$390 up.
Special train pays Sunday from Special train next Sunday from Grand Central Terminal, 1135 (Daylight Saving Time). Our agent, wearing yellow badge, will be at the train sate to give you free lickets.

carring yet to give you free lickets, unch will be served at the Club louse on the banks of the Croton CLIFFORD B. HARMON & CO. Inc.

Excellent Opportunity in PELHAM MANOR A MOST APPEALING HOME baths, sun porch; well-arranged and tastefully decorated. 2 car garage. Flo 75x100, artistically landscaped, located ax100, artistically landscaped, location in a charming residential community. Price \$22,000. Apply S-3068. Phone Pelham 1987.

PSASMARVID DET Fifth Ave., New York Telephone Muray Hill 6524

A \$10 BILL

Robert E. Farley Organization, 12 E, 44th St. Murray Hill 7720.

COUNTRY ESTATES AND HOMES,

Sale or Rent.

KENNETH IVES & CO.,

17 East 42d St. Murray Hill 6037. CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts, 18 East 41st st. Murray Hill 5524.

REAL ESTATE—OUT OF CITY: REAL ESTATE—OUT OF CITY.

ENJOY LIFE. Buy yourself a home in the country Avold rent payments. For a small payment down and \$2.50 a week you can buy a choice building plot in Whit Plains or Yonkers, 10 minutes froe trains, 35 minutes out, wonderful trains arrives, beautiful country, improvements, plots 52:100 or larger. TITL POLICIES FREE to purchasers. Restricted, high class neighborhood. That lots are bargains and will not be on the market for long. We will build for yound finance operations. Write or telephone us to-day, to-morrow is always to late for a bargain. Representative at the White Flains R. R. Staterery Saturday and Sunday, between P. M., wearing red carnations as eans of identification.

W. S. CONSTRUCTION CO., INC., 132 Nassau St. Tel. Beekman 506

GREENWICH CONN. MEADS POINT on Water Front.

master's, 3 servanis' bedrooms, 3 baths; araga and stable for 3 cart, 3 horses; elightful grounds, vegetable garden all danted; on account of change of plans my reasonable offer will be accepted; lectric lights, detached children's nursery house.

E. DE FOREST SIMMONS 31 W. 58th, N. V. Tel. Plaza 6837.

IN THE RILLS OF CONNECTICUT.

35 minutes out, overlooking Stanford, wear country home, 8 rooms, 2 baths, seriors, sleeping porch, 1½ acres, carpianted, 3 car garage, ciricken houses, everomfort. Price \$20,000. Terms, OWNER, EDX 85.
Phone Stamford 2177. Glenbrook, Co. SOUND BEACH, CONN.
FURNISHED
AND
AND
UNFURNISHED
E. BENJ, LOCKWOOD.
Tel. 216 Sound Beach.

SERANKT STANORDIONY Provides

A. M. BOLES REAL ESTATE. GREENWICH. 500 Furnished Houses 5th av.

New Jersey-Sale or Rent.



MONTCLAIR NEW YORK & LEADING F. M. CRAWLEY & BROS. B. H. MOORE SUMMER HOMES FOR RENT. SPRING LAKE BEACH, N. J.

REAL ESTATE WANTED. Bronsreliment. Prince Rieley COUNTRY HOMES. LEBERTAN CORP., 174 BROADWAY, Trembly Co. Inc. Industrial Waterfronts of the Ar., N. X. BUYS BARGAINS IN REAL ESTATE.

REAL ESTATE-OUT OF CITY. New Jersey-Sale or Rent.



A. B. STEWART, 168 B'dway, N. V. City, Suite 1312, Phone 1479 Cortlandt.

TOWACO, N. J.

AT THE FOUR CORNERS

BROAD & MARKET.

KRAEMER NEWARK, N. J.

SLAND BIOCOCON PACTORIES

F ACTORY SPECIALIST S SAS BROAD ST., NEWARK, N. J.



SUBURBAN HOME BARGAIN \$2,500 SECURES TITLE AND OCCUPANCY. Bulance, \$7,500, on Easy Term Mortgages, 8 BIG ROOMS, 2 TILED BATHROOMS, Plot 100 ft, street frontage by 150 ft, deep.

INVESTIGATE THIS NOW

SUMMER RESIDENCES TO LET.

BEAUTIFUL SHORE FRONT.

New dersey.

Above 14th St. to 59th St. (Inclusive) East River to North River. FACTORIES FOR SALE OR RENT. 48 East 49th St. NEWARK, N. J.

Apartments 6x200; 4 story brick mercantile buildings; stores, 3 lofts; running through to rear 2-3 Rooms Kitchenette: New Building: elevator 25 year lease; best business section in City. Immediate occupancy. service: wonderful location. Possession Now. Apply on Premises.

J. J. HEARN, Builder.

LONG ISLAND CITY
Left Space 5,000 to 100,000 Square Foot.
BOMAN CALLMAN COMPANY,
Bridge Flaza
LONG ISLAND CITY 1 & 2 Rooms Baths: \$1,500 to \$2,000. Above 59th St .- 5th Av. to North River.

> 40 West 79th St. 9 rooms, 3 baths

Possession Oct. 1st, 1921 or sooner \$5,000 UP. J. C. & M. G. MAYER

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED.

Heights

BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

APARTMENTS - UNFURNISHED.

Above 59th St .- 5th Av. to North River.

Three New Buildings

JUST COMPLETED

NOW LEASING

105th St. & Riverside Drive

4, 5 and 6 Rooms.

220 WEST 71ST ST.

884 West End Avenue

6 and 7 Rooms

These apartments have large

rooms, closets and every mod-ern improvement; reasonable

PATERNO BROS.

601 W. 115th St. Tel. 1114 Morn

Berough of Broux.

JUST COMPLETED

IMMEDIATE POSSESSION

4 Room Apartments

REASONABLE RENTALS

ON BOND AND MORTGAGE.

MONEY for mortgages; any amount; Man hattan and Brooklyn; firsts or seconds WINTER, Constant Co., 115 Broadway.

D. KEMPNER & SON, INC

522 8th av. Murray Hill 4015.

EARLE & CALHOUN, Real Estate,
212 West 72d st. Phone 5116 Columbus.

INCOME PRODUCING PROPERTIES.
FREDERICK BROWN, 565 5th av., N. T.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Above 50th St .- 5th Ar. to East River.

27 EAST 104TH ST.-Five story apartment building, 25x100 rents \$4,500; price \$27,500, PEASE-ELLIMAN, 340 Madison av.

54 EAST SIST ST.—Five story residence, large extension; immediate possession; at-tractive price to buyers; seen any time. JO-NEPH ABRAMSON, 46 West 46th st. Bryant

Borough of Manhattan-Miscellaneous.

Above 127th St.,

Broadway and West End Av. 3 and 4 Rooms.

Restricted Residential Community-Nearest to Manhallan

22 Minutes from 42d St.

4, 5 and 6 Room Apartments

A few apartments are ready for Occupancy. Others will be completed between now and October 1st. Secure your "Garden" Apartment at once

Visit Jackson Heights To-day To reach Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station. (Office opposite Station.)

TENANT OWNERSHIP PLAN

ATTRACTIVE OFFICES Each Facing a Thoroughfare. \$2.00 per foot and up in the New

Broadway Central Building

1658 Broadway, corner 51st St.

High Speed Elevators: Arcade to Seventh Avenue; Transit Facilities at the Door.

M. M. HAYWARD & CO.

Borough of Queen

BUSINESS PLACES TO LET.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Hess Bldg.

354 Fourth Ave., Cor. 26th St.

4th Floor

20,000 sq. ft.

1,000 sq. ft. on Upper Floors.

47 West 47th St.

New, Very Select Building, 21x90x100 A Few

LOFTS

Elevator, Steam Heat, Hot Water mediate Possession—Apply on Prem

or JOSEPH GORDON

48 East 49th St.

Store and Offices

FOR RENT NOW

J. J. HEARN, Builder.

CANADIAN PACIFIC BUILDING

4tth & Madison Ave.

OFFICE SPACE TO SUBLEASE

1,600 Feet. 21st Floor. Most Desirable.

INTERNATIONAL CEMENT

CORPORATION

PENN TERMINAL BLDG.

OFFICES & STORES

40 x 140

ALL LIGHT LOFTS

DESIRABLE STORE

21.6x90, with basement space 865 Third Ave., near 50th St.

Miscellaneous.

GARAGE

Long-term lease: capacity 500 cars; hig noome producer; restricted section; security equired only; wonderful opportunity; act

G. Montague Mabie, Agent, 33 W. 42d St.

OFFICE SPACE

APARTMENTS - UNFURNISHED.

Between Madison & Park Aves.

t four sides, twenty windows; large tht elevator; electricity, steam heat; to 25,000 sq. ft.; immediate possession. 100 East 49th St. 2754 Academy.

17th FLOOR

Canadian Pacific Bldg. Murray 11111 9125.

967 HESS

Above 14th St. to 59th St. (Inclusive)

East River to North River.

SHOW YOUR FAMILY THE NEW **Garden Apartment Homes**

CONEY ISLAND HOTEL, 487,500.

Frominent corner, Ocean Parkway, Sheapsead Bay road; lot 36x168; 14 rooms, largelining room, kitchen, storeroom; garagepencer, 154 Nassau at. Phone 2086 Buck

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

LAKEVILLE.

83 Acre Farm, near motor park-way, 10 minutes Great Neck Sta-tion; land lays well; good neigh-borhood. For sale at \$1,000 per acre, which is very cheap, to orchard, old house and barns the property. Can be easily re-delled

Phone Murray Hill 1142.
PREEPORT.-Two new Dutch Colonial
homes: 6 rooms; every modern convenihomes: 6 rooms; every modern convenience
homes: 7 rooms; every modern conv

whaley st. aand Miles av. WM M. CATTER, whiles, 39 Railroad av. Freedern. Tel. 36.
FREEPORT—Most sell at once modern homeeight large rooms, bath; excellent condition; fine location; near station; double
garage; large plot, beautiful atterior; fruit,
berries, garden. Phone owner, Broad 5510.

HUNTINGTON, L. I.

For sale, comfortable 8 room house, with
all improvements; also 4 room cottage on
rear of lot; high ground and convenient to
village; immediate possession; price \$7,000;
easy terms. Mrs. LOUISE BATES ROSENTHAL. Phone 638 Huntington, L. I.

HOUSE, two family brick, 11 rooms; improvements; Jamaica, near station; \$7,000,
\$2,000 cash. BENNETT & KLEINSTEIN,
36 Globe av., Jamaica, L. I.
HOMES, \$6,500 unware, casy terms. HYDE
& BAXTER, Port Washington, L. I.

LAKE RONKONKOMA is beoming—LOTS, 4 minutes to the LAKE, HIGH, DRY, \$15
cath. Bething, beating and fishing, as many
as you want. DE TOURRIEL, 25 Clinton
st., Brocklyn, N. T.

SEVEN room house; latest improvements.

SEVEN room house; latest improvements, steam heat, gas, electricity, light; gazage touse completely screened; large grape arbor and fruit trees; house and two lots; price \$5,000, cash \$3,500. 73 South 25th st., Plushing, L. I.

IMMEDIATE occupancy in beautiful Cheste Hill section Mt. Vernon; 9 rooms and bath For particulars phone Hillcrest 2820.

WNERS, construction corporation builds and finances. 25 West 43d st., New York MONEY TO LOAN AND WANTED REYNARD & KRAFT, Real Estate,

AMER. REALTY CO., 299 Broaday, buys choice Manhattan and Bronx properties. Rockland County-Sale or Rent

PABM, 17 acres, near railroad; high ground; wonderful view; house 6 rooms, stable and garage; fine stream and well, quantity of fruit, horse, cow, heifer, pigs, farming implements, harness, wagons included. Price \$5,000. JOHN W. Gill.IES, Real Estate Agency, Haverstraw, N. Y.

FOR SALE OR RENT.

MMEDIATE POSSISSION.

No. 2N West 15th st., between 5th and 2th aws. Four story, exceptional good basement and ceilar, well built dwelling; 19x100 feet; 14 rooms. Price \$18,000. Very casy terms. Open for inspection, 10 to 4 P. M. Owner, R. F. Kilpatrick, 135 Broadway. Phone Rector 1190.

42D St. AND MADISON AV.

East side Madison av., between 41st and East side Madison av., between 41st and fing. Immediate possession. Suitable for bank or other business to which the story building. Immediate possession. Suitable for bank or other business to which support location is essential. May consider small exchange. William D. Kilpatrick, 23 Science Building.

2E Fast 55th St.—Four story, with four story extension. ASSEPH ABRAMSON, 46 West 46th at. Bryan 4604.

6EX Lexington Av., Adjoining 54th St.—Three story and basement; possession sixty days.

PASSE-KILLIMAN, 510 Madison av., box seed the story and basement; possession sixty days.

Above 59th St.—6th Av. to East River.

FOR Sale.—In the Berkehlres, 7 room bours, all improvements, open fireplace, large barn, 4 acres good land, fruit trees, good N.Y. N. 18 H. B. R. and C. N. E. R. E. 56,000: no brokers. G. F. KIMBLE, Cansan, Communication of the communicatio

GREENWICH, CONN.—For rent, furnished, season, year, 12 room house; 3 baths, sleeping porch, garage, garden; modern, pt to date; every convenience; might selk. Phone Greenwich 9482, or Plaza 865 Extension 509. IF you are contemplating purchasing a summer home in the country, would invite you to Inspect my place on State highway in Botsford, mear Newtown, Conn.; fine well, large chicken coops, new barn, lake, do: furnished or unfurnished known as Corner, Address JOHN W. GORDON, ber Above 59th St.—Sih Av. te North River.

FIVE story apartment, 7 rooms, all improvements, rent \$4,740; very low, \$30,000; below 125th st. COLEMAN, 217 West 125th, 264 West 193 th. Pive story, large extension; immediate possession, attractive price to buyer; seen any time. JOSEPH ABRAMSON, 48 West 48th st. Bryant 4094.

561 WEST 117H ST. Three story and basement, 16,8x100; possession arranged. JOADRAMSON, 48 West 49th st. Bryant 4094.

Corner. Address JOHN W. GORDON, box IM, Bridgeport. Conn.

THREE PARMS combined. 252 acres. 3 houses, 3 berns: buildings modern high state cultivation; modern tools, timber, fruit: \$45.000; men y making farm. Ask for our catalogue. L. D. FAULKNER CO., Hart-ford, Corn.

AMSTERDAM AV. corner, triple, 27x160; price \$50,000; rents \$7,000; hot water supply only no brokers. LOUIS F. SOMMER, 847 Columbus av.
Wil. have several apartment buildings for sale at sacrifice prices, Washington Heights section. PEASE-ELLIMAN, 340 Madison av. 10 room Colonial house, 3 wooded acras, garage; 10 minutes Darien station, troller; golf club, bathing; modern conveniences immediate occupancy. WARING, 842 Madi-

ALL, year semi-bungalow; casy housekeeping; bills northern New Jersey. 42 minutes Manhattant seven rooms, tiled bathroom, overy bungavernet; residential town; musually insderate price and terms. ASAHEL CHAPIN, 72 Breadway. dwellings to lease, \$200 up. COUGHLAN & CHAPIN. 52 Breadway.

An advertisement in the Lost and Yound columns of THE NEW YORK ERALD offers a real possibility of menth slope; rich fruit sold dairy section; on miles. \$5,000. O 1078 Herald, Fulton \$1.00 miles. \$5,000.

CITY REAL ESTATE.